

**OVERSIGHT BOARD TO THE FORMER
COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF COMPTON
STAFF REPORT**

DATE: DECEMBER 23, 2015

TO: THE HONORABLE CHAIR AND BOARD MEMBERS

FROM: EXECUTIVE DIRECTOR

SUBJECT: APPROVAL AND TRANSMITTAL OF THE LONG-RANGE
PROPERTY MANAGEMENT PLAN IN ACCORDANCE WITH
HEALTH AND SAFETY CODE SECTION 34191.5

SUMMARY

It is recommended that the Oversight Board adopt the attached resolution pursuant to Health and Safety Code Section 34191.5 (i) approving the Long-Range Property Management Plan (the “LRPMP”) attached as Exhibit A to the resolution, (ii) finding that approval of the LRPMP is not a project pursuant to the California Environmental Quality Act, and (iii) directing the transmittal of the resolution to the Department of Finance.

BACKGROUND

Pursuant to Health and Safety Code Section 34175(b) and the California Supreme Court’s decision in *California Redevelopment Association, et al. v. Ana Matosantos, et al.* (53 Cal.4th 231(2011)), on February 1, 2012, all real properties of the former Community Redevelopment Agency for the City of Compton (the “Former Agency”) transferred to the control of the Successor Agency to the Agency by operation of law.

Pursuant to Health and Safety Code Section 34191.5(b), the Successor Agency must prepare a long-range property management plan (the “LRPMP”) that addresses the disposition and use of the real properties of the Former Agency. The LRPMP must be submitted to the Oversight Board and the Department of Finance (the “DOF”) for approval no later than six months following the issuance by DOF to the Successor Agency of a finding of completion pursuant to Health and Safety Code Section 34179.7. As of the date of this meeting, the DOF has not yet issued a finding of completion to the Successor Agency. A DOF representative has indicated that the Oversight Board may approve the LRPMP and transmit the Oversight Board-approved LRPMP to the DOF prior to the Successor Agency receiving a finding of completion, provided that the DOF will not approve the LRPMP in the absence of the Successor Agency receiving a finding of completion.

The Successor Agency has prepared and submitted to the Oversight Board a LRPMP. The LRPMP addresses the disposition and use of the real properties of the Former Agency and

includes the information required pursuant to Health and Safety Code Section 34191.5(c). Pursuant to Section 34191.5(c), the LRPMP includes an inventory providing specified information, if applicable, about each of the real properties, including, among other things, the date of acquisition, the value on the date of acquisition, the estimated current value, and a history of previous development proposals.

Permissible uses of the properties include the retention of the property for governmental use pursuant to Health and Safety Code Section 34181(a), the retention of the property for future development, the sale of the property, or the use of the property to fulfill an enforceable obligation.

Pursuant to Health and Safety Code Section 34180(j), at the same time the Successor Agency submitted the LRPMP to the Oversight Board, the Successor Agency submitted the LRPMP to the County Administrative Officer, the County Auditor-Controller, and DOF.

The attached resolution approves the LRPMP as presented by the Successor Agency and directs the staff of the Successor Agency to transmit the resolution to DOF together with written notice and information regarding the action taken by the resolution. The attached resolution also authorizes the Executive Director of the Successor Agency, in consultation with the Successor Agency's legal counsel, to modify the LRPMP as the Executive Director or the Successor Agency's legal counsel deems necessary to implement changes required by the DOF as a condition of the DOF's approval of the LRPMP, and to submit such modified LRPMP to the DOF.

Approval of the LRPMP is not a project for purposes of the California Environmental Quality Act (Pub. Res. Code Section 21000 *et seq.*) and the CEQA Guidelines (14 Cal Code Regs 15000 *et seq.*) because it is an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment (CEQA Guidelines Section 15378(b)(5)). Further, it can be seen with certainty that there is no possibility that approval of the LRPMP may have a significant effect on the environment, and thus the action is exempt from CEQA (CEQA Guidelines Section 15061(b)(3)).

FISCAL IMPACT

The Redevelopment Dissolution Law provides that the proceeds of the sale of properties pursuant to the LRPMP shall be retained to fulfill an enforceable obligation or remitted to the County Auditor-Controller for distribution to the affected taxing entities.

RECOMMENDATION

Staff recommends that the Oversight Board adopt the attached Resolution.

DR. KOFI SEFA-BOAKYE
REDEVELOPMENT MANAGER

ROGER HALEY
EXECUTIVE DIRECTOR

Long Range Property Management Plan

**Successor Agency to the Community Redevelopment Agency of
the City of Compton**

Date: December 15, 2015

Introduction

This Long Range Property Management Plan (LRPMP) has been prepared by the Successor Agency to the Community Redevelopment Agency of the City of Compton (Successor Agency) pursuant to Health and Safety Code (HSC) Section 34191.5. This LRPMP addresses the disposition and use of the real properties of the former Community Redevelopment Agency of the City of Compton (Former Agency).

Appendix A, under separate cover, and Appendix B, attached hereto, are incorporated herein. Appendix A is the LRPMP Tracking Worksheet and Appendix B includes an inventory of all properties of the Former Agency, consisting of 23 properties (some of which consist of multiple properties combined together) and the proposed disposition of each property.

This Plan places the properties into the following categories of permissible uses:

A. Properties to be Transferred to the City for Governmental Use (as Public Park)

Property Nos: 4, 5, and 9

B. Properties to be Sold

Property Nos: 1, 2, 6, 7, 8, 10, 13, 14, 15, 16, 17, 19, 20, 21, 22, and 23

C. Properties to be Used to Fulfill an Enforceable Obligation

Property Nos: 3, 11, 12, and 18

EXHIBIT B

Property Inventory and Disposition

**Successor Agency to the Community Redevelopment Agency of
the City of Compton**

Date: December 2, 2015

Exhibit B-1

1. 2901 West Alondra Boulevard (To be Sold)

Property Inventory Information

Parcel Data

APN	6139-024-900
Address	2901 W Alondra Blvd
Lot Size	40,075
Current Zoning	Mixed Use (MU)
Current Use	Vacant

Current Value and Revenue Generation

Estimate of Current Value	\$58,940
Date/Value Basis for Estimate	3/2/29/Book
Revenue Generated By Property	\$0
Contractual Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	3/2/2009
Acquisition Purpose	To eliminate blight and assemble land for revitalization of project area
Value at Time of Acquisition	\$58,940

History of Environmental Contamination/Remediation

The site was adjacent to a former landfill and could be a potential candidate for brownfield designation

History of Development Proposals and Activity

None

Potential for Transit-Oriented Development

Yes. The site has potential for transit oriented development.

Potential for Advancement of Planning Objectives of Successor Agency

Development of the site will assist in the elimination of blight and substantially improve the physical conditions in the City.

Restrictions on Disposition of Property

None

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

The Successor Agency anticipates that the property will be disposed of in 2016.

Upon the sale of the property, the Successor Agency will either use the proceeds to pay enforceable obligations or distribute any net unrestricted proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net unrestricted proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

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2. 2815-2875 West Alondra Boulevard (To Be Sold)

Parcel Data

APN	6139-028-900
Address	2815-2875 W Alondra Blvd
Lot Size	779,724
Current Zoning	MU
Current Use	Vacant

Estimate of Current Value	\$1,146,774
Date/Value Basis for Estimate	3/2/2009/Book
Revenue Generated By Property	\$0
Requirements for Revenue Use	N/A

Agency Acquisition Date	3/2/2009
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Acquisition Purpose	To eliminate blight and redevelop the Project Area.
Value at Time of Acquisition	\$1,146,774

History of Environmental Contamination/Remediation

This site was a previous landfill and is a potential Brownfield site.

History of Development Proposals and Activity

None

Potential for Transit-Oriented Development

Yes the site has potential for Transit Oriented Development

Potential for Advancement of Planning Objectives of Successor Agency

Development of the site would facilitate the elimination of blight, provide jobs and substantially improve the economic and physical conditions in the City.

Restrictions on Disposition of Property

None.

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

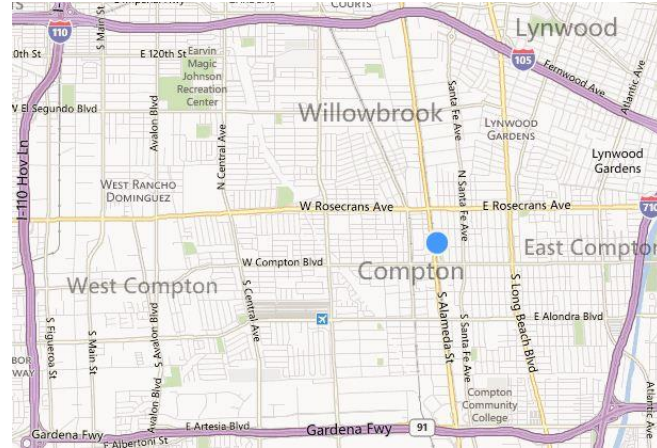
The Successor Agency anticipates that the property will be disposed of in 2016.

Upon the sale of the property, the Successor Agency will either use the proceeds to pay enforceable obligations or distribute any net unrestricted proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net unrestricted proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

Exhibit B-3

3 458 South Alameda Street (Retain to Fulfill An Enforceable Obligation)

The property is located in an industrial area, adjacent to train tracks.



Property Inventory Information

Parcel Data

APN	6179-004-900
Address	458 S. Alameda St.
Lot Size	358,500
Current Zoning	Light Industrial (LI)
Current Use	Public Facility

Current Value and Revenue Generation

Estimate of Current Value	\$4,485,000
Date/Value Basis for Estimate	12/29/2010/Market Value Appraisal
Revenue Generated By Property	\$0
Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	12/29/2010
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Acquisition Purpose	For governmental use- Public Works Maintenance Yard
Value at Time of Acquisition	\$4,485,000

History of Environmental Contamination/Remediation

The Site has history of environmental contamination

History of Development Proposals and Activity

None

Potential for Transit-Oriented Development

Yes the property is within half a mile radius from the Metro Blue Line Station located in the downtown Compton

Potential for Advancement of Planning Objectives of Successor Agency

Development of site will assist in the elimination of blight and substantially improve the physical conditions of the area.

Restrictions on Disposition of Property

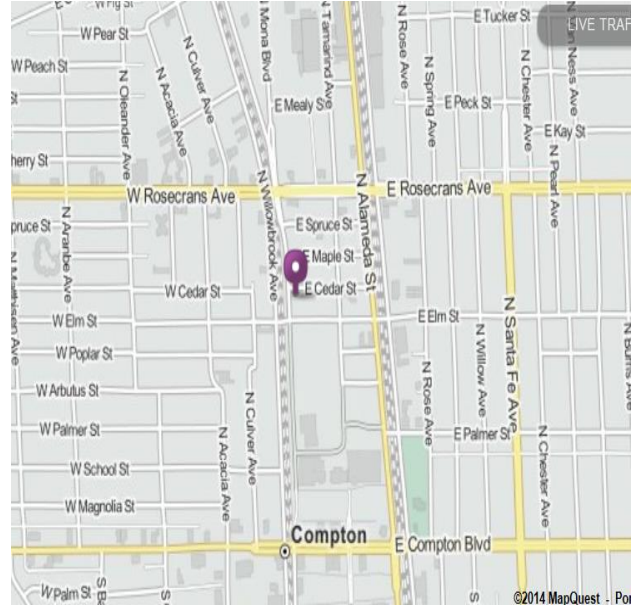
This property was acquired with tax-exempt bond proceeds. The bond covenants continue to be enforceable obligations of the Successor Agency. The disposition of this property and the treatment of the proceeds, if any, relating to such disposition will be in a manner that complies with bond covenants, including the covenants to preserve the tax-exempt status of the bonds in accordance with federal law.

Property Disposition

Retain to fulfill an Enforceable Obligation.

Exhibit B-4

4. 106 East Cedar Street (Transfer to City for Governmental use-Maintenance of Site as Public Park)



This site is located in a primarily residential neighborhood.

Property Inventory Information

Parcel Data

APN	6166-004-091
Address	106 E Cedar St
Lot Size	7,497
Current Zoning	MU
Current Use	Park/Open Space

Current Value and Revenue Generation

Estimate of Current Value	\$127,449
Date/Value Basis for Estimate	2006/Book

Revenue Generated By Property	\$0
Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	2006
Acquisition Purpose	Enhance the aesthetic image of the neighborhood
Value at Time of Acquisition	\$127,449

History of Environmental Contamination/Remediation

Potential for environmental contamination

History of Development Proposals and Activity

None

Potential for Transit-Oriented Development

The site has potential for Transit Oriented Development because of its close proximity to the MLK Transit Center (Metro Blue Line)

Potential for Advancement of Planning Objectives of Successor Agency

Acquisition of site would assist in maintenance of site as Public Park.

Restrictions on Disposition of Property

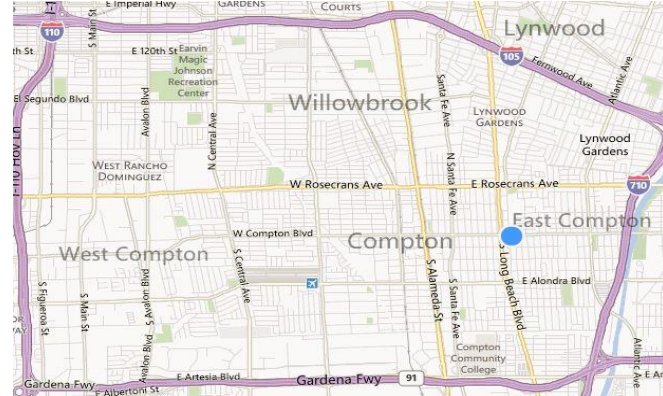
Deed Restricted for use of site as Public Park

Property Disposition

Transfer to the City for maintenance as Public Park.

Exhibit B-5

5. 1500 – 1520 East Compton Boulevard/115 South Bullis Road (Transfer to City for Governmental Use-Maintenance of site as Public Park)



Property Inventory Information

Parcel Data

APN	6183-025-900
Address	1500-1520 E Compton Blvd / 115 S. Bullis Rd
Lot Size	21,315
Current Zoning	MU
Current Use	Park/Open Space

Current Value and Revenue Generation

Estimate of Current Value	\$255,780
Date/Value Basis for Estimate	2006/Book
Revenue Generated By Property	\$0
Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	2006
Acquisition Purpose	Elimination of blight

Value at Time of Acquisition	\$255,780
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History of Environmental Contamination/Remediation

Potential for environmental hazard

History of Development Proposals and Activity

None

Potential for Transit-Oriented Development

Yes

Potential for Advancement of Planning Objectives of Successor Agency

Acquisition of site would assist in maintenance of site as Public Park

Restrictions on Disposition of Property

Deed restricted for use of site as Public Park

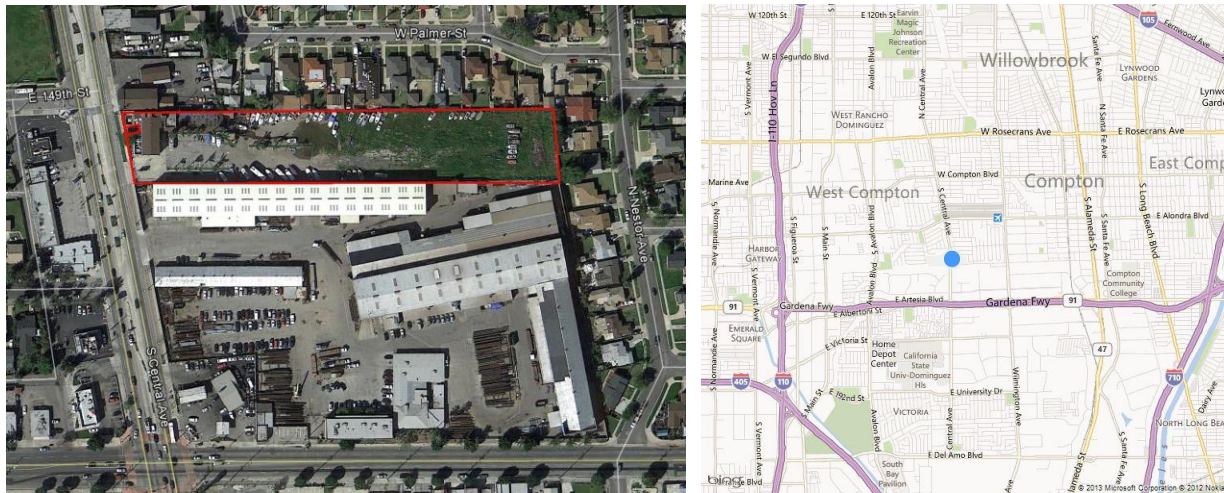
Property Disposition

Transfer to the City for maintenance as Public Park.

Exhibit B-6

6. 250 North Central Avenue (formerly 14904 South Central Avenue,(To be sold)

The site is located mid-block on the east side of Central Avenue between West Compton Boulevard and East 148th Street, just south of where East 149th Street dead-ends into Central Avenue. The 14904 South Central Avenue site is a 106,772 square foot site that is very deep. The adjacent site lies inside of the other site and measures 436 square feet. The site is currently occupied by existing building, experience an awkward orientation to the street, is only accessible from Central Avenue, and have little street frontage. The site is surrounded by residential uses to the north, and commercial and industrial uses along South Central Avenue. There are fast food restaurants across the street and warehouse building that lie directly south of the site.



Property Inventory Information

Parcel Data

APN	6143-011-018 / 6143-011-902
Address	250 N. Central Ave. / 14904 S. Central Ave.
Lot Size	107,208
Current Zoning	MU
Current Use	Commercial

Current Value and Revenue Generation

Estimate of Current Value	\$2,618,000
Date/Value Basis for Estimate	6/9/2015/Market Appraisal

Revenue Generated By Property	\$0
Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	2010
Acquisition Purpose	To grant property to a developer for commercial uses.
Value at Time of Acquisition	\$4,116,000

History of Environmental Contamination/Remediation

None

History of Development Proposals and Activity

None

Potential for Transit-Oriented Development

Site is potential for Transit Oriented Development.

Potential for Advancement of Planning Objectives of Successor Agency

Development of the site will assist in the elimination of blight, provide jobs and substantially improve the economic and physical conditions in the City.

Restrictions on Disposition of Property

None

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

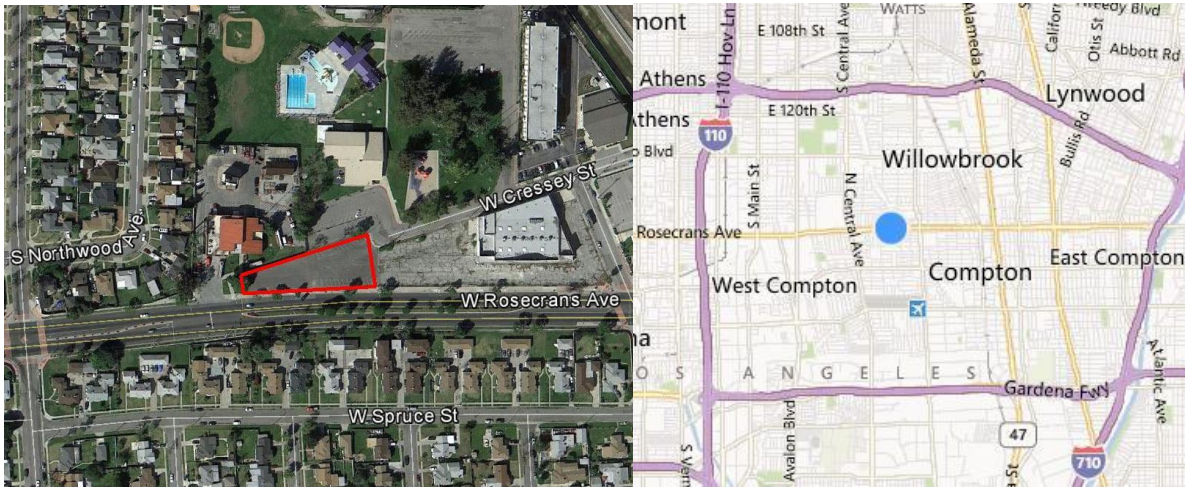
The Successor Agency anticipates that the property will be disposed of in 2016.

Upon the sale of the property, the Successor Agency will either use the proceeds to pay enforceable obligations or distribute any net unrestricted proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net unrestricted proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

Exhibit B-7

7. 1113 and 1125 West Rosecrans Avenue (To be Sold)

These sites are located mid-block on the north side of West Rosecrans Avenue between West Pacific Avenue and North Tajuata Avenue, just south of Gonzalez Park. The sites are 18,352 square feet, combined and are almost triangular in shape. The sites have existing buildings and are being illegally used for boar and other RV storage.



Property Inventory Information

Parcel Data

APN	6144-018-905 6144-018-907
Address	1113 W Rosecrans Ave 1125 W Rosecrans Ave
Lot Size	18,352
Current Zoning	MU
Current Use	Vacant

Current Value and Revenue Generation

Estimate of Current Value	\$220,224
Date/Value Basis for Estimate	2006/ Book Value
Revenue Generated By Property	\$0

Requirements for Revenue Use	N/A
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Acquisition Information

Agency Acquisition Date	2006
Acquisition Purpose	Elimination of blight
Value at Time of Acquisition	\$220,224

History of Environmental Contamination/Remediation

Site has potential for brownfield designation

History of Development Proposals and Activity

None

Potential for Transit-Oriented Development

Yes

Potential for Advancement of Planning Objectives of Successor Agency

Development of the site will assist in the elimination of blight, provide jobs and substantially improve the economic and physical conditions in the City.

Restrictions on Disposition of Property

None

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

The Successor Agency anticipates that the property will be disposed of in 2016.

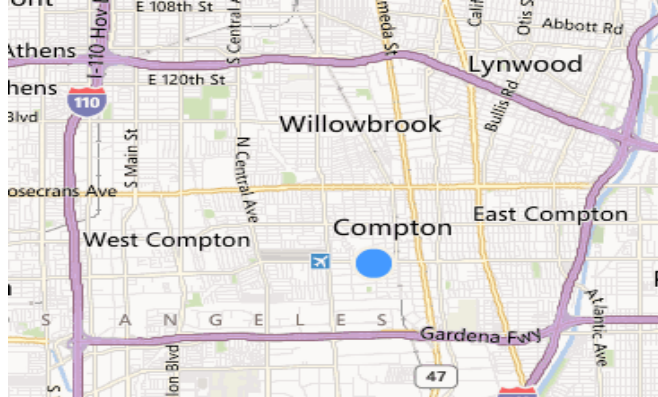
Upon the sale of the property, the Successor Agency will either use the proceeds to pay enforceable obligations or distribute any net unrestricted proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base

property tax. The calculation of net unrestricted proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

Exhibit B-8

8. 412 West Alondra Boulevard (To be sold)

This site is located on West Alondra Boulevard and South Oleander Avenue, just east of a drainage channel. The site is approximately 18,500 square feet and has an irregular shape. The site is located adjacent to commercial uses along West Alondra Boulevard, with an empty lot to the west. Compton Community Day High School is directly across the street from the site. The rest of the neighborhood is residential.



Property Inventory Information

Parcel Data

APN	6162-010-907
Address	412 W Alondra Blvd
Lot Size	18,509
Current Zoning	MU
Current Use	Vacant

Current Value and Revenue Generation

Estimate of Current Value	\$510,935
Date/Value Basis for Estimate	2014/Market Appraisal
Revenue Generated By Property	\$0
Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	8/31/2008
Acquisition Purpose	Commercial/retail development
Value at Time of Acquisition	\$510,936

History of Environmental Contamination/Remediation

None

History of Development Proposals and Activity

Yes

Potential for Transit-Oriented Development

Yes. The site has potential for transit-oriented development. The site is within a half mile radius a metro station.

Potential for Advancement of Planning Objectives of Successor Agency

Development of the site will assist in the elimination of blight, provide jobs and substantially improve the economic and physical conditions in the City.

Restrictions on Disposition of Property

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

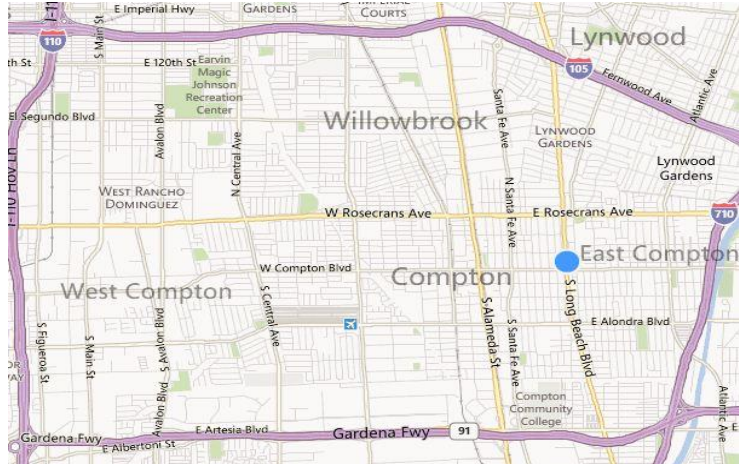
The Successor Agency anticipates that the property will be disposed of in 2016.

Upon the sale of the property, the Successor Agency will either use the proceeds to pay enforceable obligations or distribute any net unrestricted proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net unrestricted proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

Exhibit B-9

9. 201, 203, and 211 North Long Beach Boulevard (Transfer to the City for Governmental Use-Maintenance of Sites as Public Park)

These three contiguous sites are located mid-block along North Long Beach Boulevard, between East Compton Boulevard and East Palmer Boulevard. The sites are accessible from both North Long Beach Boulevard and North Crane Avenue. The sites total 20,000 square feet. The sites are adjacent to commercial uses along North Long Beach Boulevard. There is a liquor store located immediately to the north of the sites and several smaller pedestrian focused retail spaces to the sites' south, including a furniture store, a barber shop and four vacant spaces.



Property Inventory Information

Parcel Data

APN	6178-025-903 6178-025-904 6178-025-905
Address	201 N. Long Beach Blvd. 203 N. Long Beach Blvd. 211 N. Long Beach Blvd.
Lot Size	20,000
Current Zoning	MU
Current Use	Park/Open Space

Current Value and Revenue Generation

Estimate of Current Value	\$240,000
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Date/Value Basis for Estimate	2006/ Book Market Value.
Revenue Generated By Property	\$0
Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	2006
Acquisition Purpose	Eliminate blight
Value at Time of Acquisition	\$240,000

History of Environmental Contamination/Remediation

Potential for brownfield remediation

History of Development Proposals and Activity

None

Potential for Transit-Oriented Development

None

Potential for Advancement of Planning Objectives of Successor Agency

Acquisition of site would assist in maintenance of site as Public Park

Restrictions on Disposition of Property

Deed Restriction on site for use as Public Park.

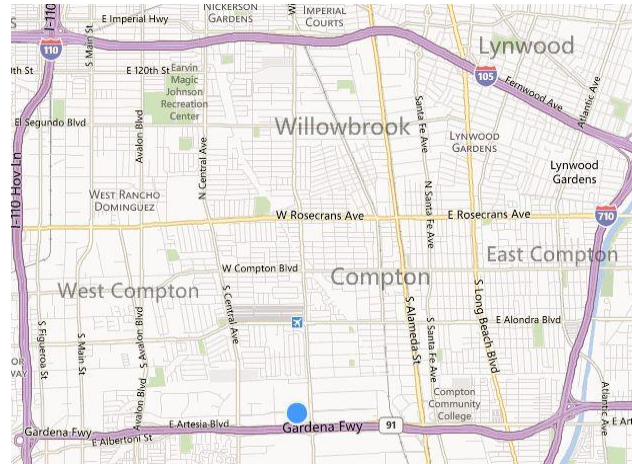
Property Disposition

Transfer to the City for maintenance of parcels as Public Park.

Exhibit B-10

10. 958 West Walnut Street (To be Sold)

This site is located mid-block on the south side of West Walnut Street between South Wilmington Avenue and South Anderson Avenue. The site is a 30,180 square feet and deeper than its width. The site is surrounded by industrial and light industrial uses.



Property Inventory Information

Parcel Data

APN	7319-028-904
Address	958 W Walnut St
Lot Size	30,180
Current Zoning	Limited Manufacturing (ML)
Current Use	Vacant

Current Value and Revenue Generation

Estimate of Current Value	\$452,700
Date/Value Basis for Estimate	2006/Market Appraisal
Revenue Generated By Property	\$0
Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	2006
Acquisition Purpose	Eliminate blight
Value at Time of Acquisition	\$452,700

History of Environmental Contamination/Remediation

Potential for brownfield

History of Development Proposals and Activity

None

Potential for Transit-Oriented Development

None

Potential for Advancement of Planning Objectives of Successor Agency

Development of the area will assist in the elimination of blight, provide jobs and substantially improve the economic and physical conditions in the City.

Restrictions on Disposition of Property

None

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

The Successor Agency anticipates that the property will be disposed of in 2016.

Upon the sale of the property, the Successor Agency will either use the proceeds to pay enforceable obligations or distribute any net unrestricted proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net unrestricted proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

11. 1501 South Alameda Street (Retain to Fulfill an Enforceable Obligation)**Property Inventory Information****Parcel Data**

APN	6163-022-900
Address	1501 S. Alameda St
Lot Size	2,511
Current Zoning	Residential (R)
Current Use	Vacant

Current Value and Revenue Generation

Estimate of Current Value	\$500,000
Date/Value Basis for Estimate	1/7/11/Book
Revenue Generated By Property	\$0
Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	1/7/11
Acquisition Purpose	To grant property to a developer for commercial uses.
Value at Time of Acquisition	\$500,000

History of Environmental Contamination/Remediation

None

History of Development Proposals and Activity

No history of previous development

Potential for Transit-Oriented Development

Yes

Potential for Advancement of Planning Objectives of Successor Agency

Development of the site would assist in the elimination of blight, provide jobs and substantially improve the economic and physical conditions in the City.

Restrictions on Disposition of Property

This property was acquired with tax-exempt bond proceeds. The bond covenants continue to be enforceable obligations of the Successor Agency. The disposition of this property and the treatment of the proceeds, if any, relating to such disposition will be in a manner that complies with bond covenants, including the covenants to preserve the tax-exempt status of the bonds in accordance with federal law.

Property Disposition

Retain to fulfill an Enforceable Obligation.

Exhibit B-12

**12. 601, 607 and 625 East Compton Boulevard; 112 N. Willow Ave. and
107 North Santa Fe Avenue (Retain to Fulfill an Enforceable Obligation)**

Property Inventory Information

Parcel Data

APN	6166-023-901 6166-023-900 6166-023-902 6166-023-904 6166-023-903
Address	601 E Compton Blvd 112 N. Willow Ave 607 E Compton Blvd 625 E Compton Blvd 107 N Santa Fe Ave
Lot Size	43,090
Current Zoning	General Commercial (GC)
Current Use	Commercial

Current Value and Revenue Generation

Estimate of Current Value	\$1,137,000
Date/Value Basis for Estimate	3/3/2015/Market Appraisal
Revenue Generated By Property	\$0
Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	6/14/2011 12/8/2010 12/8/2010 12/8/2010 2/10/2011
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Acquisition Purpose	To grant property to a developer for commercial uses.
Value at Time of Acquisition	\$2,500,000

History of Environmental Contamination/Remediation

Potential brownfield site

History of Development Proposals and Activity

None

Potential for Transit-Oriented Development

The parcels have the potential for transit-oriented development. The property is within a half a mile radius of Metro Blue Line Station

Potential for Advancement of Planning Objectives of Successor Agency

Development of the site would assist in the elimination of blight, provide jobs and substantially improve the economic and physical conditions in the City.

Restrictions on Disposition of Property

Yes. This property was acquired with tax-exempt bond proceeds. The bond covenants continue to be enforceable obligations of the Successor Agency. The disposition of this property and the treatment of the proceeds, if any, relating to such disposition will be in a manner that complies with bond covenants, including the covenants to preserve the tax-exempt status of the bonds in accordance with federal law.

Property Disposition

Retain to fulfill an Enforceable Obligation.

Exhibit B-13

13. 2000, 2008, 2012 and 2024 West Compton Boulevard (To be Sold)

Property Inventory Information

Parcel Data

APN	6138-004-904 6138-004-900 6138-004-902 6138-004-903
Address	2000 W Compton Blvd 2008 W Compton Blvd 2012 W Compton Blvd 2024 W Compton Blvd
Lot Size	82,496
Current Zoning	MU
Current Use	Vacant

Current Value and Revenue Generation

Estimate of Current Value	\$2,207,000
Date/Value Basis for Estimate	12/2/2013/Market Appraisal
Revenue Generated By Property	\$0
Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	5/31/2008 1/8/2009 1/8/2009 1/8/2009
Acquisition Purpose	Land assembly for commercial/retail development
Value at Time of Acquisition	\$2,035,420

History of Environmental Contamination/Remediation

Site has potential for brownfield

History of Development Proposals and Activity

None

Potential for Transit-Oriented Development

The parcels do have potential for transit oriented development because it is close to metro station

Potential for Advancement of Planning Objectives of Successor Agency

Development of the site will assist in the elimination of blight, provide jobs and substantially improve the economic and physical conditions in the City.

Restrictions on Disposition of Property

None

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

The Successor Agency anticipates that the property will be disposed of in 20.

Upon the sale of the property, the Successor Agency will either use the proceeds to pay enforceable obligations or distribute any net unrestricted proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net unrestricted proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

14. 415 and 413 West Compton Boulevard (To be Sold)

Property Inventory Information

Parcel Data

APN	6157-022-900 6157-022-908
Address	415 W Compton Blvd 413 W Compton Blvd
Lot Size	11,087
Current Zoning	MU
Current Use	Vacant

Current Value and Revenue Generation

Estimate of Current Value	\$207,574
Date/Value Basis for Estimate	6/16/08 / Book
Revenue Generated By Property	\$0
Requirements for Revenue Use	N/

Acquisition Information

Agency Acquisition Date	6/16/2008
Acquisition Purpose	Elimination of blight
Value at Time of Acquisition	\$207,574

History of Environmental Contamination/Remediation

None

History of Development Proposals and Activity

None

Potential for Transit-Oriented Development

The sites have the potential for transit-oriented development because of its proximity to a metro station.

Potential for Advancement of Planning Objectives of Successor Agency

Development of the project will assist in the elimination of blight, provide jobs and substantially improve the economic and physical conditions in the City.

Restrictions on Disposition of Property

None

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

The Successor Agency anticipates that the property will be disposed of in 2016.

Upon the sale of the property, the Successor Agency will either use the proceeds to pay enforceable obligations or distribute any net unrestricted proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net unrestricted proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

15. 408 West Alondra Boulevard (To be sold)

Property Inventory Information

Parcel Data

APN	6162-010-906
Address	408 W Alondra Blvd
Lot Size	6,303
Current Zoning	MU
Current Use	Commercial

Current Value and Revenue Generation

Estimate of Current Value	\$338,000
Date/Value Basis for Estimate	2/6/2015/Market Appraisal
Revenue Generated By Property	\$0
Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	8/31/2008
Acquisition Purpose	To eliminate blight
Value at Time of Acquisition	\$365,685

History of Environmental Contamination/Remediation

None

History of Development Proposals and Activity

The site is currently under ground lease agreement with a tenant for site use as fast food restaurant

Potential for Transit-Oriented Development

None

Potential for Advancement of Planning Objectives of Successor Agency

Development of the project will assist in the elimination of blight, provide jobs and substantially improve the economic and physical conditions in the City.

Restrictions on Disposition of Property

Prior to the dissolution of the Agency, Clifford Williams (tenant) entered into a ground lease agreement with the Agency for the purpose of operating a fast food restaurant at subject site.

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

The Successor Agency anticipates that the property will be disposed of in 2016.

Upon the sale of the property, the Successor Agency will either use the proceeds to pay enforceable obligations or distribute any net unrestricted proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net unrestricted proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

16. 1117 South Long Beach Boulevard (To be Sold)

Property Inventory Information

Parcel Data

APN	6164-008-904
Address	1117 S Long Beach Blvd
Lot Size	56,509
Current Zoning	GC
Current Use	Vacant

Current Value and Revenue Generation

Estimate of Current Value	\$1,739,000
Date/Value Basis for Estimate	2015/Agency market estimate
Revenue Generated By Property	\$0
Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	2006
Acquisition Purpose	Eliminate blight
Value at Time of Acquisition	\$1.00

History of Environmental Contamination/Remediation

Potential Environmental Remediation

History of Development Proposals and Activity

None

Potential for Transit-Oriented Development

None

Potential for Advancement of Planning Objectives of Successor Agency

Development of the site will assist in the elimination of blight, provide jobs and substantially improve the economic and physical conditions in the City.

Restrictions on Disposition of Property

None

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

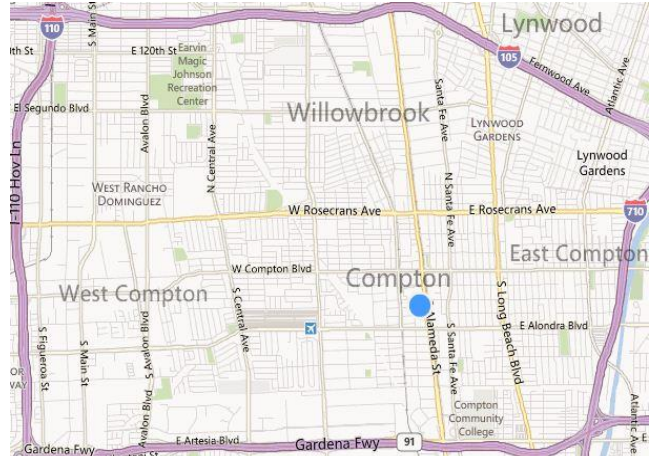
The Successor Agency anticipates that the property will be disposed of in 2016.

Upon the sale of the property, the Successor Agency will either use the proceeds to pay enforceable obligations or distribute any net unrestricted proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net unrestricted proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

Exhibit B-17

17. 217 East Indigo Street (To be Sold)

The site is located mid block, in the middle of residential uses. The site's orientation is such that it has minimal street frontage and extends deep into the lot dividing the site into two pieces. One portion of the site has retail along the frontage area and the other portion has affordable housing behind it.



Property Inventory Information

Parcel Data

APN	6160-025-902
Address	217 E Indigo St
Lot Size	7,750
Current Zoning	MU
Current Use	Vacant

Current Value and Revenue Generation

Estimate of Current Value	\$338,000
Date/Value Basis for Estimate	2006/Book Value
Revenue Generated By Property	\$0
Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	2006
Acquisition Purpose	To eliminate blight
Value at Time of Acquisition	\$350,000

History of Environmental Contamination/Remediation

Yes

History of Development Proposals and Activity

None

Potential for Transit-Oriented Development

Yes. The parcels have the potential for transit-oriented development. The project is within walking distance of mass transit facilities

Potential for Advancement of Planning Objectives of Successor Agency

Development of the site will assist in the elimination of blight, provide jobs and substantially improve the economic and physical conditions in the City.

Restrictions on Disposition of Property

None

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

The Successor Agency anticipates that the property will be disposed of in 2016.

Upon the sale of the property, the Successor Agency will either use the proceeds to pay enforceable obligations or distribute any net unrestricted proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net unrestricted proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

18. 413 and 415 North Alameda Street (Retain to Fulfill an Enforceable Obligation)**Property Inventory Information****Parcel Data**

APN	6166-010-911 6166-010-910
Address	413 N Alameda St 415 N Alameda St
Lot Size	11,030
Current Zoning	R
Current Use	Vacant

Current Value and Revenue Generation

Estimate of Current Value	\$550,000
Date/Value Basis for Estimate	8/17/2010 / Book Value
Revenue Generated By Property	\$0
Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	8/17/2010
Acquisition Purpose	To grant property to a developer for commercial uses.
Value at Time of Acquisition	\$550,000

History of Environmental Contamination/Remediation

Potential for brownfield

History of Development Proposals and Activity

None

Potential for Transit-Oriented Development

The parcels have the potential for transit-oriented development. The property is immediately adjacent to Metro Blue Line Station.

Potential for Advancement of Planning Objectives of Successor Agency

Development of the site will assist in the elimination of blight, provide jobs and substantially improve the economic and physical conditions in the City.

Restrictions on Disposition of Property

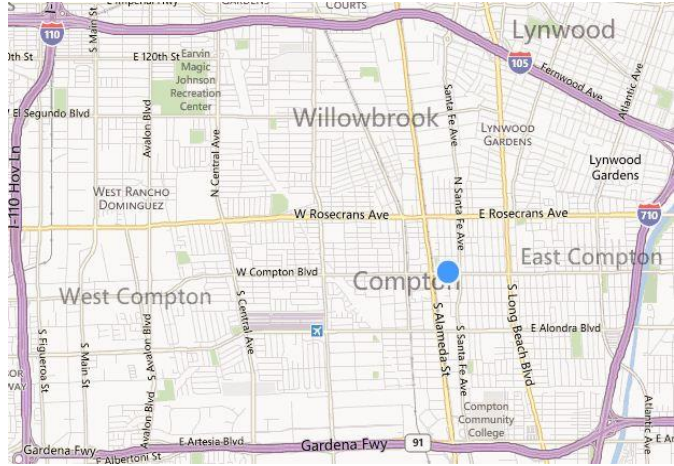
This property was acquired with tax-exempt bond proceeds. The bond covenants continue to be enforceable obligations of the Successor Agency. The disposition of this property and the treatment of the proceeds, if any, relating to such disposition will be in a manner that complies with bond covenants, including the covenants to preserve the tax-exempt status of the bonds in accordance with federal law.

Property Disposition

Retain to fulfill an Enforceable Obligation.

19. 501, 509, 517, 537 and 545 East Compton Boulevard (To be Sold)

An aerial photograph of a residential neighborhood. Several properties are outlined in red. The street name 'S Willow Ave' is visible at the bottom. The properties include houses with various roof types, some with swimming pools, and a larger lot with a stone wall and landscaping. The surrounding area includes other houses, parking lots, and trees.



Parcel Data

APN	6166-022-901 6166-022-900 6166-022-902 6166-022-903 6166-022-904 6166-022-905
Address	501 E Compton Blvd 509 E Compton Blvd 517 E Compton Blvd 537 E Compton Blvd 545 E Compton Blvd
Lot Size	42,801
Current Zoning	GC
Current Use	Commercial

Current Value and Revenue Generation

Estimate of Current Value	\$865,000
Date/Value Basis for Estimate	3/26/2015/Market Appraisal
Revenue Generated By Property	\$0
Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	9/17/2008
Acquisition Purpose	Eliminate Blight through land assembly and development
Value at Time of Acquisition	\$1,979,035

History of Environmental Contamination/Remediation

None

History of Development Proposals and Activity

None

Potential for Transit-Oriented Development

The parcels have the potential for transit-oriented development because it is located within half mile radius of the Compton Blue Line Metro

Potential for Advancement of Planning Objectives of Successor Agency

Development of the site will assist in the elimination of blight, provide jobs and substantially improve the economic and physical conditions in the City.

Restrictions on Disposition of Property

None

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

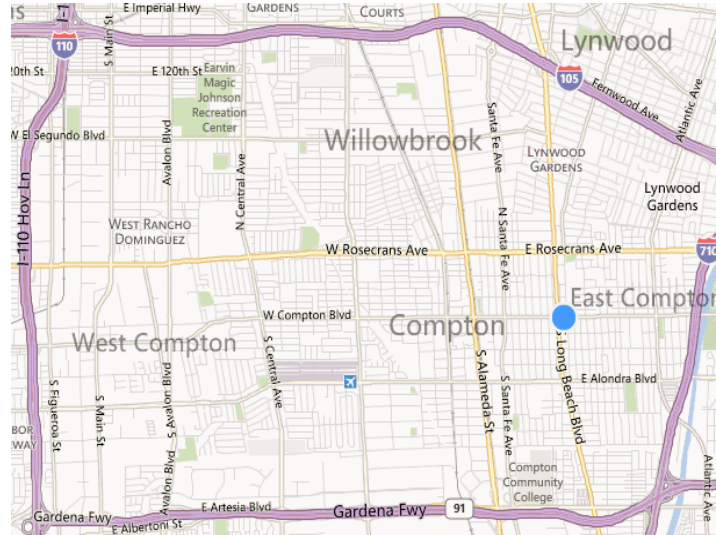
The Successor Agency anticipates that the property will be disposed of in 2016.

Upon the sale of the property, the Successor Agency will either use the proceeds to pay enforceable obligations or distribute any net unrestricted proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net unrestricted proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

Exhibit B-20

20. 1425 East Compton Boulevard (To be Sold)

This site is located at the 100 percent corner of East Compton Boulevard and North Bowen Avenue. The site is currently undeveloped. The site is located adjacent to a Liberty Tax store, located at the corner of East Compton Boulevard and South Bullis Road. Self-storage and auto retail (Auto Zone) uses are located directly across East Compton Boulevard, and an emission testing facility is located across North Bowen Avenue.



Property Inventory Information

Parcel Data

APN	6183-003-900
Address	1425 E Compton Blvd
Lot Size	13,392
Current Zoning	MU
Current Use	Vacant

Current Value and Revenue Generation

Estimate of Current Value	\$160,704
Date/Value Basis for Estimate	2006/ book value.
Revenue Generated By Property	\$0

Requirements for Revenue Use	N/A
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Acquisition Information

Agency Acquisition Date	2006
Acquisition Purpose	Blight removal
Value at Time of Acquisition	\$160,704

History of Environmental Contamination/Remediation

None

History of Development Proposals and Activity

None

Potential for Transit-Oriented Development

The site has the potential for transit-oriented development. It is within half a mile radius of the Metro Blue Line Station

Potential for Advancement of Planning Objectives of Successor Agency

Development of the site will assist in the elimination of blight, provide jobs and substantially improve the economic and physical conditions in the City.

Restrictions on Disposition of Property

None

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

The Successor Agency anticipates that the property will be disposed of in 2016.

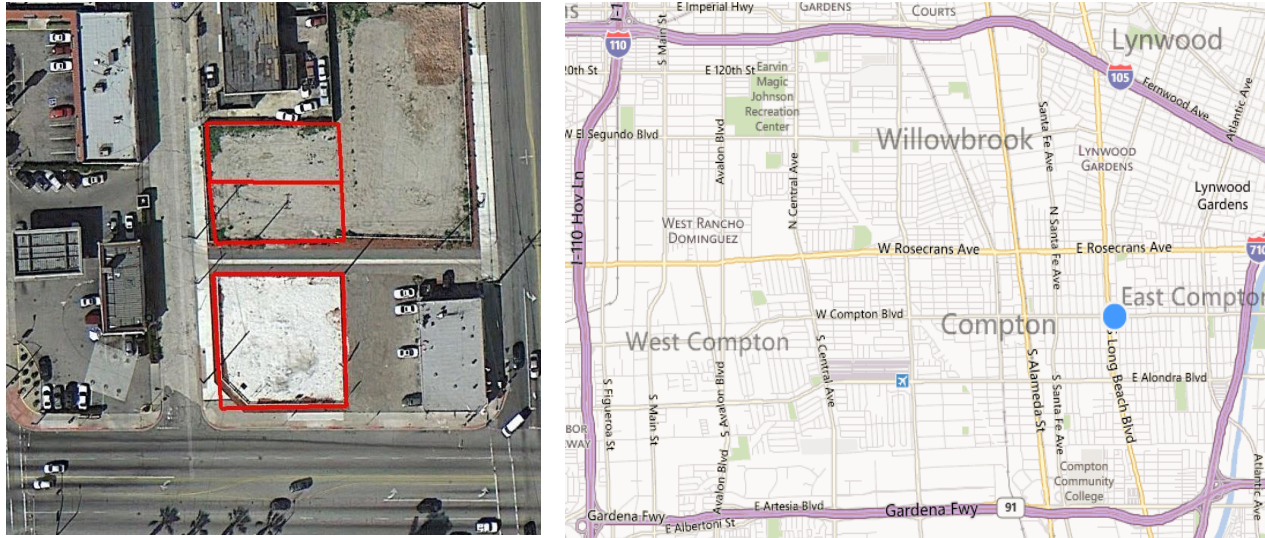
Upon the sale of the property, the Successor Agency will either use the proceeds to pay enforceable obligations or distribute any net unrestricted proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base

property tax. The calculation of net unrestricted proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

Exhibit B-21

21. 110 and 114 North Bowen Avenue (To be Sold)

These sites are located directly behind 1425 East Compton Boulevard, along North Bowen Avenue. The sites are surrounded by aging commercial uses, with an auto body shop directly adjacent to the site and are located mid-block off of a main corridor.



Property Inventory Information

Parcel Data

APN	6183-003-901 6183-003-902
Address	110 N Bowen Ave 114 N Bowen Ave
Lot Size	11,505
Current Zoning	MU
Current Use	Vacant

Current Value and Revenue Generation

Estimate of Current Value	\$138,060
Date/Value Basis for Estimate	2006/book value
Revenue Generated By Property	\$0

Requirements for Revenue Use	N/A
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Acquisition Information

Agency Acquisition Date	2006
Acquisition Purpose	Elimination of blight
Value at Time of Acquisition	\$138,060

History of Environmental Contamination/Remediation

Potential for brownfield site

History of Development Proposals and Activity

None

Potential for Transit-Oriented Development

None

Potential for Advancement of Planning Objectives of Successor Agency

Development of the site will assist in the elimination of blight, provide jobs and substantially improve the economic and physical conditions in the City.

Restrictions on Disposition of Property

None

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

The Successor Agency anticipates that the property will be disposed of in 2016.

Upon the sale of the property, the Successor Agency will distribute any net unrestricted proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net unrestricted proceeds will take

Exhibit B-21

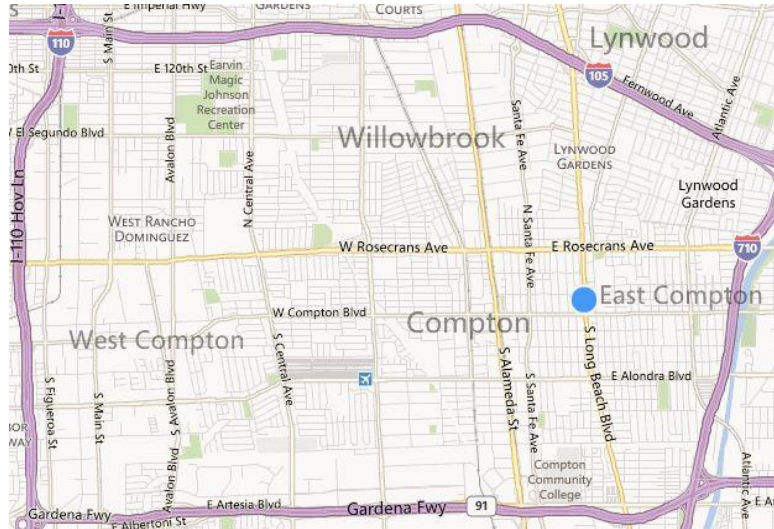
Page 2 of 3

into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

Exhibit B-22

22. 305 and 315 North Long Beach Boulevard (To be Sold)

These sites are located mid-block between East Palmer Street and East Compton Boulevard, adjacent to liquor store, and are accessible from both North Long Beach Boulevard and North Crane Avenue. They are 17,590 square feet, together.



Property Inventory Information

Parcel Data

APN	6178-025-906 6178-025-907
Address	305 N Long Beach Blvd 315 N Long Beach Blvd
Lot Size	17,590
Current Zoning	MU
Current Use	Vacant

Current Value and Revenue Generation

Estimate of Current Value	\$180,000
Date/Value Basis for Estimate	6/11/2015/Market Appraisal
Revenue Generated By Property	\$0

Requirements for Revenue Use	N/A
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Acquisition Information

Agency Acquisition Date	8/31/2008
Acquisition Purpose	Elimination of blight
Value at Time of Acquisition	\$742,290

History of Environmental Contamination/Remediation

Potential for brownfield designation

History of Development Proposals and Activity

None

Potential for Transit-Oriented Development

None

Potential for Advancement of Planning Objectives of Successor Agency

Development of the site will assist in the elimination of blight, provide jobs and substantially improve the economic and physical conditions in the City.

Restrictions on Disposition of Property

None

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

The Successor Agency anticipates that the property will be disposed of in 2016.

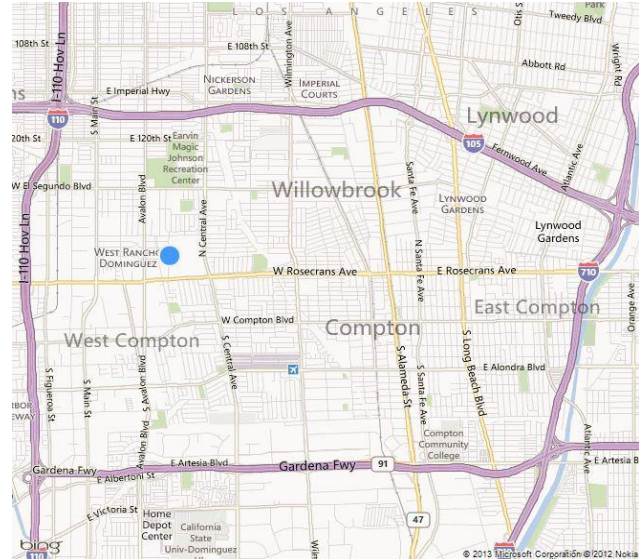
Upon the sale of the property, the Successor Agency will distribute any net unrestricted proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net unrestricted proceeds will take

into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

Exhibit B-23

23. 1420 North McKinley and Adjacent Site (To be Sold)

These sites are located mid-block on the east side of McKinley Avenue between 135th/Littleton Street and East Rosecrans Avenue, directly across from where East 139th Street dead-ends into North McKinley Avenue.



Property Inventory Information

Parcel Data

APN	6134-020-900 6134-020-911
Address	1420 N McKinley
Lot Size	309,276
Current Zoning	Limited Commercial (C-L)
Current Use	Vacant

Current Value and Revenue Generation

Estimate of Current Value	\$4,084,000
Date/Value Basis for Estimate	12/2/2013/Market Appraisal

Revenue Generated By Property	\$0
Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	2007
Acquisition Purpose	Eliminate Blight
Value at Time of Acquisition	\$5,254,807

History of Environmental Contamination/Remediation

The site has potential for designation as a Brownfield site

History of Development Proposals and Activity

Prism –IQ Partners, LLC plans to develop a Class “A” light industrial business park on the site. Upon completion of construction, the project will be leased to businesses, many of which will provide quality permanent jobs.

Potential for Transit-Oriented Development

None

Potential for Advancement of Planning Objectives of Successor Agency

Development of the project by Prism-IQ Partners, LLC will assist in the elimination of blight, provide jobs and substantially improve the economic and physical conditions in the City.

Restrictions on Disposition of Property

None

Property Disposition

Prism –IQ Partners, LLC plans to develop a Class “A” light industrial business park on the site. Upon completion of construction, the project will be leased to businesses, many of which will provide quality permanent jobs

LONG RANGE PROPERTY
MANAGEMENT PLAN:
PROPERTY INVENTORY
DATA

														Property Value/Sale Info
HSC 34191.5 (c)(1)(C)				HSC 34191.5 (c)(2)			HSC 34191.5 (c)(1)(A)				SALE OF PROPERTY (If applicable)			
No.	Address or Description	APN	Property Type	Permissible Use	If Sale of Property, specify intended use of sale proceeds	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Estimated Current Value	Date of Estimated Current Value	Estimated Current Value Basis	Proposed Sale Value	Proposed Sale Date	
13	2000 W Compton Blvd 2008 W Compton Blvd 2012 W Compton Blvd 2024 W Compton Blvd	6138-004-904 6138-004-900 6138-004-902 6138-004-903	Vacant	Sale of Property	Distribute to Taxing Entities	Commercial	5/31/2008 1/8/2009 1/8/2009 1/8/2009	\$2,035,420	\$2,207,000	12/2/2013	Market Value Appraisal	FMV	2016	
14	415 W Compton Blvd 413 W Compton Blvd	6157-022-900 6157-022-908	Vacant	Sale of Property	Distribute to Taxing Entities	Commercial	6/16/2008	\$207,574	\$207,574	6/16/2008	Book	FMV	2016	
15	408 W Alondra Blvd	6162-010-906	Commercial	Sale of Property	Distribute to Taxing Entities	Commercial	8/31/2008	\$365,685	\$338,000	2/6/2015	Market Value Appraisal	FMV	2016	
16	1117 S Long Beach Blvd	6164-008-904	Vacant	Sale of Property	Distribute to Taxing Entities	Mixed Use	2006	\$1.00	\$1,739,000	2015	Agency Market Estimate	FMV	2016	
17	217 E Indigo St	6160-025-902	Vacant	Sale of Property	Distribute to Taxing Entities	Mixed Use	2006	\$350,000	\$338,000	2006	Book	FMV	2016	
18	413 N Alameda St 415 N Alameda St	6166-010-911 6166-010-910	Vacant	Fulfill Enforceable Obligation	N/A; See next column	Property was acquired with tax-exempt bond proceeds. To comply with tax-exempt bond covenants, City must use property for a governmental use or property must be granted to developer. Alternatively, if property is sold, City must use the proceeds for a governmental use	8/17/2010	\$550,000	\$550,000	8/17/2010	Book	N/A	N/A	

LONG RANGE PROPERTY
MANAGEMENT PLAN:
PROPERTY INVENTORY
DATA

														Property Value/Sale Info
HSC 34191.5 (c)(1)(C)				HSC 34191.5 (c)(2)			HSC 34191.5 (c)(1)(A)					SALE OF PROPERTY (If applicable)		
No.	Address or Description	APN	Property Type	Permissible Use	If Sale of Property, specify intended use of sale proceeds	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Estimated Current Value	Date of Estimated Current Value	Estimated Current Value Basis	Proposed Sale Value	Proposed Sale Date	
19	501 E Compton Blvd 509 E Compton Blvd 517 E Compton Blvd 537 E Compton Blvd 545 E Compton Blvd	6166-022-901 6166-022-900 6166-022-902 6166-022-903 6166-022-904 6166-022-905	Commercial	Sale of Property	Distribute to Taxing Entities	Commercial	9/17/2008	\$1,979,035	\$865,000	3/26/2015	Market Value Appraisal	FMV	2016	
20	1425 E Compton Blvd	6183-003-900	Vacant	Sale of Property	Distribute to Taxing Entities	Commercial	2006	\$160,704	\$160,704	2006	Book	FMV	2016	
21	110 N Bowen Ave 114 N Bowen Ave	6183-003-901 6183-003-902	Vacant	Sale of Property	Distribute to Taxing Entities	Commercial	2006	\$138,060	\$138,060	2006	Book	FMV	2016	
22	305 N Long Beach Blvd 315 N Long Beach Blvd	6178-025-906 6178-025-907	Vacant	Sale of Property	Distribute to Taxing Entities	Commercial	8/31/2008	\$742,290	\$180,000	6/11/2015	Market Value Appraisal	FMV	2016	
23	1420 N McKinley	6134-020-900 6134-020-911	Vacant	Sale of Property	Distribute to Taxing Entities	Light Industrial Park	2007	\$5,254,807	\$4,084,000	12/2/2013	Market Value Appraisal	FMV	2016	

											Other Property Info
HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)		
Purpose for which property was acquired	Lot Size		Current Zoning	Estimate of Current Parcel Value	Annual Estimate of Income/Revenue	Are there any contractual requirements for use of income/revenue?	Has there been historic environmental contamination, studies, and/or remediation, and designation as a Brownfield site for the property?	Does the property have the potential as a transit oriented development?	Were there advancements to the successor agency's planning objectives?	Does the property have a history of previous development proposals and activity?	
Eliminate blight	40,075		MU	\$58,940	\$0.00	No	Previous land fill	Yes	Yes	No	
Eliminate blight	779,724		MU	\$1,146,774	\$0.00	No	Previous land fill	Yes	Yes	No	
Governmental Use as a Public Works Facility/Maintenance Yard	358,500		LI	\$4,485,000	\$0.00	No	Potential brownfield	Yes	Yes	No	
Eliminate Blight	7,497		MU	\$127,449	\$0.00	No	Underground storage tanks	Yes	Yes	No	
Eliminate Blight	21,315		MU	\$255,780	\$0.00	No	Potential brownfield	Yes	yes	No	

											Other Property Info
HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)		
Purpose for which property was acquired	Lot Size		Current Zoning	Estimate of Current Parcel Value	Annual Estimate of Income/Revenue	Are there any contractual requirements for use of income/revenue?	Has there been historic environmental contamination, studies, and/or remediation, and designation as a Brownfield site for the property?	Does the property have the potential as a transit oriented development?	Were there advancements to the successor agency's planning objectives?	Does the property have a history of previous development proposals and activity?	
Eliminate blight	107,208		MU	\$2,618,0q00	\$0.00	No	No	Yes	Yes	No	
Eliminate blight	18,352		MU	\$220,224	\$0.00	No	Potential brownfield	yes	yes	No	
Eliminate blight	18,509		MU	\$510,935	\$0.00	No	No	Yes	Yes	Yes	
Eliminate blight	20,000		MU	\$240,000	\$0.00	No	Potential brownfield	No	Yes	No	
eliminate blight	30,180		ML	\$452,700	\$0.00	No	Potential brownfield	No	Yes	No	

											Other Property Info
HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)		
Purpose for which property was acquired	Lot Size		Current Zoning	Estimate of Current Parcel Value	Annual Estimate of Income/Revenue	Are there any contractual requirements for use of income/revenue?	Has there been historic environmental contamination, studies, and/or remediation, and designation as a Brownfield site for the property?	Does the property have the potential as a transit oriented development?	Were there advancements to the successor agency's planning objectives?	Does the property have a history of previous development proposals and activity?	
Grant property to developer for commercial use	2,511		R	\$500,000	\$0.00	No	No	Yes	yes	No	
grant property to develoer for commercial use	43,090		GC	\$1,337,000	\$0.00	No	Potential brownfield	yes	yes	No	

											Other Property Info
HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)		
Purpose for which property was acquired	Lot Size		Current Zoning	Estimate of Current Parcel Value	Annual Estimate of Income/Revenue	Are there any contractual requirements for use of income/revenue?	Has there been historic environmental contamination, studies, and/or remediation, and designation as a Brownfield site for the property?	Does the property have the potential as a transit oriented development?	Were there advancements to the successor agency's planning objectives?	Does the property have a history of previous development proposals and activity?	
Land assembly for commercial/retail development	82,496		MU	\$2,207,000	\$0.00	No	Potential brownfield	YES	Yes	No	
eliminate blight	11,087		MU	\$207,574	\$0.00	No	Potential brownfield	Yes	Yes	no	
Eliminate blight	6,303		MU	\$338,000	\$0.00	No	No	No	Yes	Yes	
Eliminate blight	56,509		GC	\$1,739,000	\$0.00	No	Potential brownfield	No	Yes	No	
Eliminate blight	7,750		MU	\$338,000	\$0.00	No	Potential brownfield	Yes	Yes	No	
Grant property to developer for commercial use	11,030		R	\$550,000	\$0.00	No	Potential brownfield	Yes	yes	No	

											Other Property Info
HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)		
Purpose for which property was acquired	Lot Size		Current Zoning	Estimate of Current Parcel Value	Annual Estimate of Income/Revenue	Are there any contractual requirements for use of income/revenue?	Has there been historic environmental contamination, studies, and/or remediation, and designation as a Brownfield site for the property?	Does the property have the potential as a transit oriented development?	Were there advancements to the successor agency's planning objectives?	Does the property have a history of previous development proposals and activity?	
Eliminate blight	42,801		GC	\$865,000	\$0.00	No	No	Yes	Yes	No	
Eliminate blight	13,392		MU	\$160,704	\$0.00	No	No	Yes	Yes	No	
Eliminate blight	11,505		MU	\$135.06	\$0.00	No	Potential brownfield	No	Yes	No	
Eliminate bligt	17,590		MU	\$180,000	\$0.00	No	Potential brownfield	No	Yes	No	
Eliminate bligt	309,276		C-L	<u>\$4,084,000</u>	\$0.00	No	Potential brownfield	No	Yes	No	

RESOLUTION NO. _____

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON APPROVING THE LONG-RANGE PROPERTY MANAGEMENT PLAN PREPARED BY THE SUCCESSOR AGENCY PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5, DETERMINING THAT APPROVAL OF THE LONG-RANGE PROPERTY MANAGEMENT PLAN IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND TAKING CERTAIN ACTIONS IN CONNECTION THEREWITH

WHEREAS, pursuant to Health and Safety Code Section 34175(b) and the California Supreme Court's decision in *California Redevelopment Association, et al. v. Ana Matosantos, et al.* (53 Cal.4th 231(2011)), on February 1, 2012, all assets, properties, contracts, leases, books and records, buildings, and equipment of the former Community Redevelopment Agency of the City of Compton (the "Former Agency") transferred to the control of the Successor Agency to the Former Agency (the "Successor Agency") by operation of law;

WHEREAS, the Successor Agency has prepared and submitted to the Oversight Board the long-range property management plan attached hereto as Exhibit A (the "LRPMP"), which LRPMP addresses the disposition and use of the real properties of the Former Agency and includes the information required pursuant to Health and Safety Code Section 34191.5(c);

WHEREAS, pursuant to Health and Safety Code Section 34180(j), at the same time the Successor Agency submitted the LRPMP to the Oversight Board, the Successor Agency submitted the LRPMP to the County Administrative Officer, the County Auditor-Controller, and DOF;

NOW, THEREFORE, THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON HEREBY FINDS, DETERMINES, RESOLVES, AND ORDERS AS FOLLOWS:

Section 1. The above recitals are true and correct and are a substantive part of this Resolution.

Section 2. This Resolution is adopted pursuant to Health and Safety Code Section 34191.5.

Section 3. The Oversight Board hereby approves the LRPMP as presented by the Successor Agency and attached hereto as Exhibit A.

Section 4. The staff of the Successor Agency is hereby directed to transmit to DOF this Resolution together with written notice and information regarding the action taken by this

Resolution. Such notice to DOF shall be provided by electronic means and in a manner of DOF's choosing.

Section 5. The staff and the Board of the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution and any such actions previously taken are hereby ratified. The Executive Director of the Successor Agency, in consultation with the Successor Agency's legal counsel, may modify the LRPMP as the Executive Director or the Successor Agency's legal counsel deems necessary to implement changes required by the DOF as a condition of the DOF's approval of the LRPMP and to submit such modified LRPMP to the DOF.

Section 6. This Resolution has been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*) ("CEQA"). Pursuant to the State CEQA Guidelines (14 Cal Code Regs 15000 *et seq.*) (the "Guidelines"), the Oversight Board has determined that the approval of the LRPMP is not a project pursuant to CEQA and is exempt therefrom because it is an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment (Guidelines Section 15378(b)(5)). Further, it can be seen with certainty that there is no possibility that approval of the LRPMP may have a significant effect on the environment, and thus the action is exempt from CEQA (Guidelines Section 15061(b)(3)). Staff of the Successor Agency is hereby directed to prepare and post a notice of exemption pursuant to Guidelines Section 15062.

ADOPTED this ____ day of _____, 2015.

**CHAIRPERSON OF THE OVERSIGHT BOARD
TO THE SUCCESSOR AGENCY TO THE
COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF COMPTON**

ATTEST:

**SECRETARY TO THE OVERSIGHT BOARD
TO THE SUCCESSOR AGENCY TO THE
COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF COMPTON**

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF COMPTON)

I, Estevan Padilla, Secretary to the Oversight Board to the Successor Agency to the Community Redevelopment Agency of the City of Compton, hereby certify that the foregoing resolution was adopted by the Board, signed by the Chairperson, and attested by the Secretary at the _____ meeting thereof held on the ____ day of _____, 2015.

That said resolution was adopted by the following vote, to wit:

AYES:

NOES:

ABSENT:

**SECRETARY TO THE OVERSIGHT BOARD
TO THE SUCCESSOR AGENCY TO THE
COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF COMPTON**

Exhibit A – Long-Range Property Management Plan

EXHIBIT A
Long-Range Property Management Plan